



**1411 2 Street SW
Calgary, Alberta**

MLS # A2288338



\$1,100,000

Division:	Beltline
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Alexandria Place
Bus. Name:	-
Size:	2,782 sq.ft.
Zoning:	DC

Heating: Boiler, Hot Water, Natural Gas

Floors: -

Roof: Asphalt Shingle, Tar/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: Inclusions to be confirmed at time of offer/sale.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Very unique character office condo with live/work opportunity. The condo has 6 private surface stalls. Exterior patio / deck on third floor. Lower level has windows, separate exterior entrance, ideal for residential, retail, office with one or multiple occupants. A prominent location on 2nd street influenced by Edwardian-era row housing and late Queen Anne revival style. 24 minutes 19.0 km to YYC International Airport, 4 minutes 1.5 km to Downtown Core. An easy walk to the new Scotiabank Arena, the Entertainment District, Tennis Courts, Central Park. Excellent long term investment as the 6 unit condo is located on a large piece of high density land. Offices, retail stores, personal service businesses and dwelling units may be allowed in buildings existing on the site on the date of approval of this by-law.